

Fayette County Georgia  
Annual Report



strength through community

2009



Fayette County Board of Commissioners: (left to right) Lee Hearn, Robert Horgan, Jack Smith, Herb Frady, Eric Maxwell

## A Message from the Board... ..

For more than three decades, Fayette County has enjoyed a solid economy, healthy growth, and a coveted lifestyle. Our historically superb education system, low crime rate, and vast recreational opportunities are like a beacon drawing more and more people to call Fayette home. Long considered the "Pearl of Metropolitan Atlanta's Southern Crescent," we have prospered and are often referred to as one of the nation's most desirable areas in which to live, work, play, raise a family and even retire.

Although 2009 continued the economic challenges of 2008, the severe and continuing drought became a fading memory as rainfall exceeded the normal average and the seemingly out of control energy costs were once again tamed.

As the economic slump continued to make its mark on the country, Fayette County continued to make adjustments for additional declines in sales tax collections, fees, permits and real estate taxes. The diligence of county personnel and your Board of Commissioners resulted in meeting the economic challenges of the year without any forced furlough days, layoffs or other draconian measures. Unfortunately, the state legislature rescinded a property tax credit resulting in homeowners seeing a larger tax bill than the previous year – even though the County tax rate did not increase and remains as the 5th lowest rate for the eighteen counties in the over 100,000 population range.

Despite the economic malaise facing us, there were many bright moments to recall: Our claims of maintaining critical response times for emergency services were validated when Fox 5 news named Fayette the only metro Atlanta system to meet national response times.

After nearly 40 years of “process” Fayette County received the permit to construct the dam to form Lake McIntosh adjacent to Peachtree City which is the last lake necessary to provide water to our residents through future development in the county.

As part of Revenue Bonds issued to build Lake McIntosh, existing water system debt was refinanced resulting in approximately two million dollars of interest savings to our water system customers.

Major industry expansions/renovations were announced during the year, leading to creation of jobs and expansion of the property tax base to offset declines realized through foreclosures in our area.

We continue to enjoy an enviable cooperative spirit with intergovernmental projects such as the completion of the widening of Jimmy Mayfield Boulevard with the City of Fayetteville, and relocation of the service road to the new Lake McIntosh dam with the Peachtree City Airport Authority.

This cooperative spirit is also evident by the near completion of the new mental health facility that was announced last year, at no cost to the taxpayers, located on the sight of what once was an eyesore – a former Georgia Department of Transportation storage barn. And, it extends to county employees who have not only sacrificed raises and promotions for the past few years, but have increased productivity, as demonstrated by our Emergency Medical Service, which experienced a 10% increase in calls during the year but maintained a response time of less than one minute. These employees truly are the real assets of Fayette County Government.

We still have one eye on the economy, both hands on the wheel, and one foot near the brake as we cautiously plan for a bright and continuingly successful future. A future, we believe, that is just as bright as the legacy left to us.

We hope you will peruse the pages of this report, revel in the successes of your community, and join us in employing every resource available to keep Fayette the "Pearl of Metropolitan Atlanta's Southern Crescent Region."

## County Administrator's Message



The 2009 Annual Report reflects the accomplishments of Fayette County Government as we continue to face the many challenges of the economy and the impact it has had on our community. It is my pleasure to report that with the guidance and prudent financial stewardship of the Board of Commissioners as well as the dedication and cooperation of our Constitutional Officers, Department Managers and our employees, we were able to continue to meet the fiscal challenges of the economic recession without a reduction in service levels.

In an effort to ensure continued delivery of quality services, steps were taken to reduce expenditures and complete the fiscal year with a balanced budget. The adopted budget reflected a 1.4% reduction from prior year expenditures. Significant changes were made to employee health care in order to lower cost. These changes included additional employee contributions for their health care and increased co-pays for health care and pharmaceuticals.

The County maintained its long-standing tradition in being recognized for

excellence in financial management by receiving an unqualified opinion for the Annual Audit and by being awarded the Government Finance Officer's Association Certificate in Excellence for the Annual Budget Document as well as Comprehensive Annual Financial Report.

Despite the current environment and fiscal constraints, construction was completed on the West Fayetteville Bypass -Jimmy Mayfield Highway, various intersections and expansion of the E-911 Center. The County also received final approval from the Department of Natural resources for the construction of Lake McIntosh with dam construction slated to begin in early 2010. Preliminary work was initiated for the expansion of the Library with construction scheduled for mid-year 2010.

Consistent with the Board's vision of an open government, additional upgrades were made to our technology infrastructure designed to ensure efficiency and improved citizen access and services.

I would encourage you to read the Annual Report and learn of the some of the highlights and successes of your local government team this past year.

These are unprecedented times not only for our citizens but for all of us who are public servants. I am confident however, that the employees of Fayette County government will continue to do everything they can to ensure that you the citizen continue to receive the highest quality and professional services that you are entitled to.

Jack J. Krakeel, County Administrator



## County Commissioners' Office

News about local government in Fayette County in 2009 had much to do with some of the county's transportation projects, a new Sheriff, and a referendum to determine whether or not the existing one-percent special purpose local option sales tax should continue past its original five-year timeframe. Locally and beyond, much has been said, every day, in every form of media, that times are hard and that the recovery of our economy, local and otherwise, will be slow coming. From the County's perspective, it is a well understood fact that the sources of revenue that fund county government's day-to-day operation have diminished over the past couple of years. Though property tax is the primary source of funding Fayette County's government relies upon to operate, it has not been the County's only source of income to suffer. Other sources of revenue, such as business license fees, building permit fees, real estate transfer fees, and fees collected during the process of land development have all but disappeared. Sales tax revenues have perhaps suffered the largest decline. So one might conclude that there is little positive to report about our county government this year. But there is good news and plenty of it, as you will see throughout this Annual Report.

The most note-worthy accomplishment of this county government continues to be its ability to deliver quality local government services in the midst of decreasing funding. A unified effort on the part of the County Commissioners and management, including the County Administrator and department managers, has ensured the continuation of services, essential and otherwise. You will read in this report that cuts in government spending allowed Fayette County's budget to decrease again in 2009, bringing an overall decrease in the budget to 4.5% over the past two years.

As with all other county departments, no funds were available in 2009 for new initiatives in the County Commissioners' Office. Instead, staff continued its efforts to maximize the investment in technology attained in previous years, enabling the development and dissemination of more and better information, easier to obtain and understand. Staff continued to build a foundation of information available on the County's website that is more meaningful to the average user. Understanding that information on a website is not useful unless it is relevant, succinct, and easy to maneuver, attempts to augment and reorganize available information continued.

Document imaging software, also known as records management software, acquired last year was installed and is in use in the County Commissioners' Office. Such software provides the ability to more efficiently create, retrieve, share, and archive

records for short and long-term use. Governments in Georgia are required by state statute to identify, catalogue, retain and destroy public records under rigid guidelines and this software will enhance the county's ability to be in full compliance with state law. It will also provide the basis upon which the public will be able to access "searchable" records via the County's website in the future.

County government is no different than any other business. The need to continuously push out more and better information is critical. Failure to do so creates a cloud of mistrust and fosters misinformation and misunderstanding between the government and the public. The Board of Commissioners is committed to providing an environment of full disclosure and transparency in government. Likewise, this body and its staff are also committed to continuing efforts to transition Fayette County's government to an E-government environment which will allow the public to conduct business with the County electronically and to the greatest extent possible. Much has been accomplished in recent past to fulfill these commitments and these efforts are ongoing.



## Administration

The single greatest accomplishment during the past year was the management of the County's financial position to ensure that county services would continue to be provided at the same level without any reductions while simultaneously ensuring that taxes paid to support these programs would not be subject to an increase at the local level. In fact, the adopted budget reflected a decrease in expenditures of 1.4% coupled with the prior years decrease of 5.4%, the County has cut its spending approximately 7% over the course of the last 2 years. In addition, the millage rate to support county government functions has been reduced by approximately 4.5% over the course of the last 2 years. Due to diligence in controlling costs and budgeting philosophy established by the BOC, Fayette County has not had to resort to personnel layoffs or employee furloughs in order to balance its annual budget.

Water system debt was restructured along with the issuance of new bonds to provide funding for the construction of Lake McIntosh. The refinancing of the existing water system debt resulted in savings on the existing debt of approximately \$2,000,000 due to more favorable interest rates. In addition to successfully placing the new bonds, the Water System's bond rating was favorably upgraded from AA- to AA with a stable outlook from Standard and Poor's.

The County continued the process of reducing its reliance on external debt financing. For the second consecutive year the BOC reduced its obligation to the outstanding GMA Lease Pool debt to \$3.1 million. The GMA Lease Pool program was entered into 1998 securing \$5 million in external debt financing for vehicle and equipment replacement funding. Since 2007, the County has utilized internal funding for replacement of these assets rather than borrowing funds from the GMA Lease Pool Program. It is anticipated that by 2013 the County will have eliminated the remaining debt in this program as well as eliminated the outstanding debt of \$3 million on the 821 MHz Radio System.

The County changed the retirement program for county employees, such that employees now contribute approximately 40% of the cost of the retirement plan. Estimated annual savings to the County are approximately \$400,000.

Significant changes were made to the County's health care program in order to control rising health care costs. Through various program modification as well as increased employee contributions, the County was able to provide employee health care coverage without incurring any additional costs during the calendar year.

The County issued a request for Proposals and completed the process of engaging a financial asset management firm to assist the County with the management of financial assets in an effort to improve the return on investment.

The County secured final approval from the Georgia Department of Natural Resources Safe Dams Divisions to begin the construction of the dam for Lake McIntosh. A contract for the construction of the dam was issued and work on the dam and the lake is expected to begin in early 2010.

The County completed the expansion of the E-911 Center adding an additional 2200 sq.ft. of new space for dispatch, administration and training functions. The new addition effectively increased existing space by more than 60%.

The County initiated the process of an expansion of the Fayette County Library with construction slated for mid 2010.

The County implemented a new personnel evaluation system during the year. While no funding has been allocated in the current budget for performance pay, the new system of evaluations provides a more equitable process for employee evaluation and is designed to reward only those employees who exceed above and beyond the expected level of performance.

The County implemented a comprehensive Policy and Procedure Manual for the first time in its history. The document which took more than two years to compile provides a single source document for all employees and managers. The document which can be accessed electronically provides immediate access to the policies and procedures that govern the day-to-day operations of county government.

The County began the process of a complete rewrite of the County's Zoning Ordinance and Development Regulations. The process is designed to streamline both of the regulatory documents and eliminate duplicate requirements as well as the elimination of outdated language and conflicts between the two documents.

In spite of a record wet year which significantly impacted road construction projects, transportation remained a focus with a primary emphasis on various SPLOST projects. Construction was completed on the widening of Jimmy Mayfield Blvd. as well as major paving upgrades to various roads including Redwine Rd., Banks Rd., Gingercake Rd. and Corinth Rd. The upgrades known as full-depth reclamation consisted of grinding the existing asphalt layer away and reinforcing the road base with a concrete mixture, new asphalt is then placed over the new road base. The process should provide for an improved life span of the new asphalt. In addition, the County resurfaced an additional 25 miles of roadway. Several intersection improvement projects were completed with the addition of turn lanes.

The County's E-911 Center was positively highlighted during the year by the Atlanta media in an investigative report on 911 Center call taking and dispatching performance. The Fayette County E-911 Center was the only emergency communications center in the Metro Atlanta Area meeting national standards for call taking and dispatching performance.



The County's web site underwent a major transformation in order to provide citizens with more and easier access to information. The on-going effort is part of the BOC's vision to make government activities more transparent and to transition business functions to an E-government environment designed to allow citizens the opportunity to conduct their business with the County electronically to the greatest extent possible.

The County received an unqualified opinion on the annual audit of county finances and once again marking the 17<sup>th</sup> consecutive year the County received the Government Finance Officer's Association Awards for excellence in Budgeting and the Comprehensive Annual Financial Report. Both of these documents are available on the County's Web site.

The Recreation department in concert with the various athletic associations completed the development of a comprehensive Policy and Procedure Manual. In addition to establishing rules and regulations for use of county owned athletic facilities, the manual defines the operating relationship between Fayette County Government and the not-for-profit youth athletic associations that provide recreational sport opportunities for members of the community.



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# Administrative Services

Finance ▪ Human Resources ▪ Information Systems ▪ Purchasing



## Finance Department

The Finance Department is charged with providing timely, accurate, relevant and accessible financial data, services analysis and guidance to their customers and promotes confidence in these products as sound foundations for effective management of County resources.

In 2009 the Finance Department was instrumental in facilitating the Water System in the issuance of new Revenue Bonds. Work by Finance included providing separate 2008 financial statements, revenue and expense projections, along with numerous inter-period statements for the auditors.

A Request for Proposal (RFP) was issued for investment management services to find optimal interest earning opportunities for County funds. The RFP led to the selection of an investment management firm that has extensive knowledge with other governmental clients and will assist in meeting the challenge of earning interest in the current economic climate.

In yet another cost saving endeavor, the Finance Department worked with the County Permits and Inspections Department, the Planning and Zoning Department, and Fire/EMS to allow integrated receipting within the County MUNIS system. This process helped eliminate the need for separate receipting software for departments.

The Finance Department conducted mid-year budget reviews and worked with each department to help identify potential areas of cost savings from the FY2009 budget. The reviews led to the identification of \$1.6 million in savings.

Staff conducted a series of workshops with representatives from Wachovia's Governmental Services Division to analyze the current usage of banking services and identify potential areas of cost savings for the County. Some of the changes including going paperless, using encoded deposits, and changing the overall account type have resulted in approximately a 50% decrease in charges and a 60% increase in interest earnings.

In an effort to reduce surplus storage and handling costs, the Finance Department developed County Policy 200.19 which allows authorized county personnel to determine if an item is worth storage and disposal through auction or if it may be appropriately discarded.

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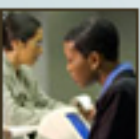
As required by the federal “Fair and Accurate Credit Transactions Act of 2003” (Public Law 108-159), policy and procedures were written and adopted by the Board of Commissioners for the Fayette County Identity Theft program designed for the detection, prevention, and mitigation of identity theft pertaining to customers’ accounts administered by the Fayette County Water System.

Several potential sources of funds were analyzed to determine if they were appropriate for existing county needs. Potential sources included:

- **Build America Bonds:** Bonds authorized by the American Recovery and Reinvestment Act (ARRA). The federal government would provide a 35% tax credit to the bond purchases (Direct Payment bonds), or to the county (Tax Credit bonds).
- **Clean Energy Property Grant Program:** A state program that provides grants to offset part of the cost of energy-efficiency investments.
- **Energy Efficiency and Conservation Block Grant:** A state program that provides grants to local governments for qualified projects that reduce energy use and fossil fuel emission.
- **Qualified Energy Conservation Bonds:** A classification of bonds which was expanded by the ARRA. Investors would receive tax credits from the IRS.
- **Recovery Zone Economic Development Bonds:** A sub-category of Build America Bonds, for public infrastructure and facilities.

## Awards Received in 2009:

- **Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting** for the 2008 Comprehensive Annual Financial Report. This award is recognition that the Finance Department has succeeded in preparing a high quality comprehensive annual financial report. This recognition can be viewed as a positive factor by credit rating agencies and by others interested in the professionalism of a government’s finance function.
- **Unqualified Opinion of the Annual Financial Audit** for the 2008 fiscal year. An unqualified opinion given by the independent auditor states that the financial statements are presented fairly in conformity with generally accepted accounting principals. Receiving an unqualified opinion is the result of the Finance Department adequately maintaining the accounting system and having proper controls in place to ensure the reliability of financial information.
- **Government Finance Officers Association Distinguished Budget Presentation Award** for the 2009 Budget Document. This award is recognition that the Finance Department has succeeded in preparing a high quality budget document. Better budget documents contribute to better decision making and enhanced accountability.





## Human Resources

The Human Resources department is responsible for policy and procedure development and compliance; classification and compensation; recruitment and selection; payroll; retirement, employee benefits, development, and relations; performance appraisals, and special events. The mission of the Human Resources Department is to “provide timely, accurate, relevant and easily accessible human resource data, services, analysis and guidance to our customers and to promote confidence in these products as sound foundations for effective management of County Human Resources.”

The Human Resources Department experienced a busy and productive year during 2009. Following is a summary of the major projects and accomplishments.

Under the direction of the Board of Commissioners and County Administrator a Retirement Committee was organized in 2008 to conduct an analysis of the current Pension Plan and to research and analyze the feasibility of implementing a Defined Benefit Retirement Program (DB Plan). As a result the Board approved a Defined Benefit Plan and vendor. Human Resources hosted informational group meetings with all County employees. One-on-one meetings were set up for all employees to inform them about options for buying back previous years of service that would be credited to them in the new DB Plan. The entire process concluded in December when employees turned in paperwork indicating their buy back decisions and 401(a) and 457 funds were transferred to the DB Plan. Going forward, employees will still be able to buy back previous years of service during the annual benefits open enrollment each spring until 2013.

Along with the implementation of a new Defined Benefit Retirement Plan (DB Plan), the Board approved transferring the management of the 401(a) defined contribution plan. Transitioning employees and starting up the DB Plan was the major focus of Human Resources during 2009. Group and one-on-one meetings were also set up for all employees to assist them in making investment decisions for their 401(a) and 457 plans and to assist them in making decisions on using those funds to buy back prior service in the new DB Plan.

The third and final phase of the job classification and compensation plan was implemented as scheduled on July 1, 2009 with an additional equity adjustment for employees with four or more years of service as of March 2008.

As an offshoot of the Compensation and Classification Study, a committee was formed in 2008 to develop a new Performance Evaluation tool that was presented to and approved by the Board of Commissioners. All management personnel were subsequently trained on the new process. This system was successfully utilized for the first time in 2009 and will allow for all annual evaluations to be conducted and stored electronically going forward.

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Human Resources worked diligently in 2008 to get a new feature, Munis Self Serve, up and running for the benefit of County employees and the general public. The system is fully operational and all employment applications are now taken online. This major enhancement continues to have the single greatest impact on day to day Human Resources operations. It has dramatically reduced the traffic flow in and out of Human Resources and has greatly streamlined the on-boarding process. Employees now have real time access to their personnel and payroll information on the Munis Self Service "Employee Home Page" along with access to most HR forms that can be downloaded and printed. Job openings are updated each week and by clicking on a link with each job posting, the full job description for each posted position can be viewed in its entirety. Applicants can then click another link that will take them to the online application. During 2009, Human Resources began using Munis Self Serve for all internal job postings. This will provide for an electronic record of all internal and external job postings going forward. Employees are also able to view and sign up online for a variety of training classes.

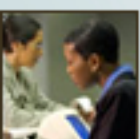
HR was again able to secure an annual Wellness Grant from the Association County Commissioners of Georgia (ACCG). The grant for 2009 increased to \$4,000, which represented a \$1,000 increase over the previous year's ACCG Wellness grant. This grant money has again been used for exercise equipment for drawings during the November Health Fair and production of a cookbook with employee recipes.

The Employee Relations Committee continues to meet on a quarterly basis. Moderators normally include the Chairman of the Board of Commissioners, the County Administrator, the Director and Assistant Director of Human Resources. These meetings provide employees the opportunity to ask any employment related question and obtain direct answers to questions. Questions and answers are posted on the Employee Home Page in Munis Self Service.

Human Resources again coordinated the annual Holiday Open House, Employee Appreciation Lunch and Service Award Luncheon and Reception along with a new event, Casual Friday.

The annual Holiday Open House took place during December. This year appeared to be successful, particularly at the Administrative Complex where each department hosted their own mini-open house which gave employees the opportunity to visit other departments that they do not normally go to during the course of their normal daily routines.

The annual Service Award Luncheon recognized employees with 20+ years or service and later that day a reception was held at the Library for 5, 10 and 15 year employees.



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# Information Systems

In 2009, the Information Systems Department assisted with the renovation of the County's E911 Communications Center. The Information Systems Department designed and supervised the network infrastructure upgrades to the Center. The Department upgraded the Radio Room with Category 6 cabling, installed new equipment racks, and consolidated all of the Center's networking equipment into the newly built Telecommunication Room that provides increased security and fire protection.

The IS Department implemented a system that provides internet based access to audio recordings of the Board of Commissioner's Meetings. This system provides citizens with online access to the complete, unedited audio of the meetings to provide a more transparent and open government.

The Information System's Department obtained substantial cost savings by solicited bids for new telephone circuits at the McDonough Road, Sheriff's Office, Jail, and Judicial Center sites. The new circuits reduced monthly costs by almost half and eliminated long distance charges at those sites.

Data Center Cooling Systems were installed in two of the primary Telecommunication rooms in the County. These units supply the necessary increase in cooling capacity while also providing a more reliable system with built-in redundancy.

The Information Systems Department has been engaged with the Information Technology Outreach Services (ITOS) Division of the Carl Vinson Institute of Government (at UGA) to assist with different aspects of the County's GIS system. This system provides the base mapping system to which an extensive amount of information can be added or linked to the system, including elevation contours, wetlands, property information, roads, rivers, bridges, fire hydrants, water lines, voting districts, crime statistics, etc. The IS Department is currently working with the ITOS group to develop a street number layer for the County to increase the accuracy of information.

The site can be accessed directly: <http://www.fayettecountymaps.com> or via the County's web site at <http://www.fayettecountyga.gov>.

The Information Systems Department has implemented technologies such as Blade Centers, Storage Area Networks, and Virtual Server Technology. In 2009, an additional 10 Terabytes of drive space were added the Storage Area Network to provide the data storage necessary to create additional virtual servers and expand the use of these systems.

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# Purchasing Department

The Fayette County Purchasing Department procures materials, supplies, equipment and services for County departments, ensuring quality and maximum dollar savings under the supervision of the Fayette County Board of Commissioners. One of the main functions of the Purchasing Department is saving taxpayer money.

Accomplishments of the Purchasing Department in 2009 include:

- Implementation of Vendor Self Serve, an electronic bidders' list application. Vendors wishing to be on the Fayette County bidders list can now register on-line and are notified when a bid or request for proposal is going out pertaining to the goods or services they provide. Presently there are over 12,000 vendors registered on Vendor Self Serve.
- In preparing for the implementation of Vendor Self Serve, a mass mailing to over 9,000 vendors was accomplished in-house with a tremendous cost-savings to the County. Employees compiled the list, printed the postcards, attached labels and sorted for mailing.
- The Purchasing Department used an on-line service, GovDeals.com, to auction government surplus items. This eliminates the storage of surplus items and man hours needed to conduct an on-site auction. In 2009 the County received \$107,602.24 from sales after taxes and Gov Deals premiums.
- The Purchasing Department coordinated with the state contracted vendor of office supplies, procedures for purchasing products. Purchasing conducted two meetings consisting of demonstrations on registering and ordering online, and assisted departments requiring "special order" items. Ordering supplies at discounted rates off of the State Contract is a large savings for the County.



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# Community Development

Building Permits & Inspections • Planning & Zoning



## Building Permits and Inspections

The regulation of building construction in the United States dates back to the 1700's, although it wasn't until 1905 that the first national code was written. The Fire Underwriters Association developed this code, which was titled the "National Building Code". This, and subsequent codes were directed toward protecting the building rather than the people in the building. National codes directed toward the safety of the occupants were not developed until the 1930's and 1940's.

Today, the purpose of the "I-Codes" that the State of Georgia and Fayette County have adopted and enforce, is to provide minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.

The Fayette County Permits and Inspections Department provides protection for the citizens of Fayette County, by insuring minimum code compliance is achieved throughout every phase of the permitting, plan review and inspections process. Citizens are further protected by Fayette County Inspectors who are specialists in their field (Structural, Electrical, Plumbing, and HVAC). The knowledge, education, and experience requirements necessary to perform plan reviews and inspections at a professional level are considerable. The County Inspectors, Plans Examiner, Office Manager, and Permit Technician exceed these requirements.

Implementation of a new software program *EnerGov.NET Permit & Inspections Manager with Planning Module* has provided the Building Permits and Inspections Department the ability to efficiently and comprehensively manage all aspects of the Permit & Inspection lifecycle from initial application through required inspection completion and eventual C.O. (Certificate of Occupancy) issuance. The system supports unlimited project, permit and inspection types regardless of discipline or trade (i.e. Residential, Commercial, Industrial, Environmental, Engineering, etc.) as well as automatic fee calculations and re-inspection fee assignment. A variety of system notifications (both internal and external) alert end-users of mission-critical activities such as permit expirations, compliance deadlines, inspection requests, follow-ups, etc. The efficiency and time saving features incorporated in this software are beneficial to contractors and homeowners as well as the Department. The ability to add additional modules in the future, such as *EnerGov Citizen Access*, *Energov IVR*, and *MobileGov* will bring operational efficiency and customer service to an unprecedented level.

In a continuing effort to simplify and streamline the permitting and inspection process, following is a list of Departmental procedure changes that should benefit contractors, as well as homeowners:

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1. Adoption and enforcement of the 2008 National Electric Code, 2006 International Property Maintenance Code, and 2006 International Existing Building Code.
2. Implementation of specific permit types for Industrialized Buildings, Water Recycling Systems, and Seasonal Lighting.
3. Departmental participation in Pre-Construction Meetings with Stormwater and Planning and Zoning Departments for all Commercial Projects.
4. Implementation of departmental policies and procedures as applicable to the new software.
5. Revision of all existing Permitting Applications and documents to be more “user friendly” as applicable to the new software.
6. Creation and implementation of a new Commercial Inspection Card which better allows Inspectors and contractors to track commercial inspections and partial inspections.
7. Conversion of all files and data stored in MIC and Microsoft Office to Energov, which allows immediate access to all Permitting, Disaster, Notice of Violation, Stop Work Order, and Property Maintenance files.

During these difficult economic times, the Department is making every effort to assist contractors and homeowners in the permitting/inspection process. Courtesy inspections, same-day re-inspections, and common sense decisions will continue to guide every staff member, and insure citizens and construction industry are being provided the highest level of professionalism and safety which they’ve come to expect.



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## Planning & Zoning

The Fayette County Planning and Zoning Department is responsible for developing long and short range plans to guide the growth of the unincorporated county and the administration of regulations that implement these plans for growth.

The major accomplishment of the department during 2009 was the completion of the zoning districts on the County's Geographic Information System (GIS) Map. The zoning for each parcel in the unincorporated county is indicated therefore enabling the public to look up zoning on the County's website.

In 2009, Amendments to the Fayette County Comprehensive Plan Land Use Element (text and map) were adopted for the SR 74 North Corridor, which also resulted in amendments to the Fayette County Zoning Ordinance. The amendments to the Fayette County Zoning Ordinance consisted of the following:

- Creation of the Business Technology Park District (BTP) zoning district;
- Creation of the SR 74 North – East Side Special Development District for the Office-Institutional Zoning District;
- Creation of the SR 74 North Overlay Zone;
- Amendment of Article VII allowing Colleges and Universities and a Single-Family Residence as a Conditional Use within the Business Technology Park District (BTP);
- Adoption of Architectural Standards for a Gasoline Canopy located in the SR 54 West Overlay Zone and General State Route Overlay Zone.

The Planning and Zoning Department conducted a year-long extensive review of the Fayette County Zoning Ordinance. The department also reviewed and proposed amendments to the Fayette County Subdivision Regulations, in its entirety, in conjunction with the Engineering and Stormwater Departments which resulted in several proposed amendments to the Fayette County Development Regulations.

Several pages of the 5th District for the Official Zoning Books were replaced and the zoning affixed to the new pages. Parcels were updated on the new pages and the maps were made more customer-friendly.

To enable Fayette County to continue the collection of impact fees for fire services, the Board of Commissioners adopted the 2009 annual update of the Capital Improvement Element and Short Term Work Program for Fire Service Impact Fees. Included were unincorporated Fayette County, Brooks, Tyrone, and Woolsey per State of Georgia Minimum Planning Standards. Approval is required from the Georgia Department of Community Affairs and the Atlanta Regional Commission.

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To ensure accuracy of addresses, the Planning and Zoning Department reviewed Census Bureau corrections made to the Local Update of Census Addresses (LUCA) for the U.S. Department of Commerce in support of enhanced performance of the 2010 U.S. Census. A total of 16,438 addresses were submitted as updates for the 2010 Census.

In order to comply with the federally required SAVE Program, the Planning and Zoning Department now requires an Affidavit Verifying Status for County Public Benefit Application with Alcohol Permits. This notarized Affidavit requires verification under oath of being a United States citizen or a legal permanent resident, 18 years of age or older, or a qualified alien or non-immigrant under the Federal Immigration and Nationality Act, 18 years of age or older and lawfully present in the United States.



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# Community Services

Elections & Voter Registration • Library • Parks & Recreation  
Tax Assessor



## Elections & Voter Registration

The Elections Department's overriding responsibility is to conduct state and county elections openly and accurately with the greatest amount of integrity. The Elections Department strives to operate in a non-partisan manner and to enforce the same rules for all participants. They work to ensure all records, voting machines and other equipment are secure at all times, and that the Fayette County voter's privacy is not compromised. Election results are announced as early as possible on election night and all deadlines mandated by the Georgia Election Code are complied with.

It is the duty of the Fayette Elections Department to maintain the accuracy of the statewide voter registration database by entering new registration applications for qualified Fayette County residents and by keeping voting records updated with the current name, address changes, deaths and felony convictions. During 2009, 4,273 voters were added to the registration roles – 2,638 were new registrations and 1,635 were transferred from other Georgia counties. Also, during 2009, 1,647 changes were made to names and addresses and 1,939 duplicate registrations were entered in order to record a contact from voters already present in the database. In addition, contacts with 512 voters who had signed a recall application petition were recorded.

In 2009 the Fayette County Elections office contracted with the cities of Fayetteville, Peachtree City and the Town of Tyrone (15 Precincts) to conduct their Municipal Elections. In addition, the contract called for this office to conduct a runoff election for the City of Peachtree City (12 Precincts) for the Mayor and two Council Posts. Simultaneously, all 36 precincts were opened to conduct a Special Election to place a SPLOST referendum question on the ballot. A total of 21,740 votes were cast – 15,477 cast at the polling precincts and 6,263 votes were cast via mail and/or in person during early and advance voting. The election process involves getting paper ballots ready for the absentee voting process, setting up Touchscreen Voting Machines and the Express Polls, soliciting and training poll workers for all 51 precincts and ordering supplies and distributing them to precincts on Election Day.

The full-time staff and the Fayette Elections Board Members alternate attendance of the three-day training conferences under the direction of the Georgia Elections Officials Association and the Voter Registrars Association of Georgia. Interaction between the 159 Georgia counties reveals new and better ways of conducting voter registration and elections.

strength through community





The goal of the Election and Voter Registration Office is to conduct uncontested elections and maintain public confidence by running an efficient office. We work to comply with all laws and to meet all deadlines required for voter registration, election administration, nonpartisan candidate qualifying and campaign - financial disclosure reporting by candidates and office holders. In preparation for the 2010 election - Primary and Runoff as well as the General Election and Runoff - we will recruit, train and maintain quality Poll Officers to manage polling precincts. We will provide technical and procedural training classes to the Poll Officers before the Primary and General Elections. We will continue to operate the absentee voting process, as well as the early and advance voting procedures, in a manner to handle the volume of ballots requested in person or by mail. We will conduct Early voting out of the Election Office only and will open the Peachtree City and Tyrone libraries for the last full week prior to the Primary Election/Runoff in July and August and the General Election/Runoff in November 2010.



strength through community



## Library

The Fayette County Public Library continues to be a very busy place! Over 125,000 volumes are currently in the collection with many other resources available to the citizens. 34,816 patrons are registered at this library; 662,169 total materials circulated; 138,093 total children's circulation. 4,267 Pines loans were received and 4,409 loans were sent. 5,508 people attended the children's programs and 108 adult programs produced 14,115 people in attendance. 2,804 volunteer hours to the library were logged in 2009.

The Library is expanding by 4,200 square feet. This expansion will allow additional shelving to accommodate a collection of 25,000 books and AV media items with space for future collections. The expansion will include additional seating capacity, including tables, an information desk and study and lounge seating throughout the Library. The public computer access and learning center will be expanded along with expanded programming space including an enlarged meeting room and storytelling space to serve over ninety children and their parents.

Programs available for all ages include Story Time for children from birth through 4 years of age. Free self-paced computer tutorials are available in the education learning lab for students grades K-9 with a lab teacher present. Free access to internet and wireless service is available and free self-paced language classes featuring Rosette Stone software in Spanish, German, French, Chinese, Japanese, and Italian and a Spanish teacher are available every Wednesday.

Downloadable Audio Books-Access of over 1400 audio books titles can be downloaded from home. The library ranks the third highest in the state for its usage of this feature.

With the incredible financial support from the Friends of the Fayette County Public Library, the library successfully hosted a variety of activities that were well attended by the community including:

- ☐ Second annual Fayette On the Page (One Book, One Community) culminated with a live video conferencing from Earnest Gaines, "A Lesson Before Dying."
- ☐ Eleventh annual Blended Heritage celebration "This Little Light of Mine" brought together a tapestry of the many cultures in Fayette County.
- ☐ Gershwin Concert with conductor from New York.
- ☐ Monday Morning Mystery and Thursday evening book discussion groups.
- ☐ Single author visits included Diana Palmer, Phillip DePoy, Dr. Ferrol Sams, Lynn Coulter, Laretta Hannon, and Ron Miller.
- ☐ Emerging Writers Showcase.
- ☐ Jump Start Your Immunity With Live Food.
- ☐ New Skills for Reducing Stress.

strength through community



## Parks and Recreation

The Fayette County Parks and Recreation Department's purpose is to strengthen the community by providing experiences that promote healthy lifestyles, connect family and neighbors, encourage lifelong learning and celebrate life. The Department offers programs, sports, services and events that help make Fayette County a quality place to live, work, play, and visit.

The past year presented many challenges but adversity can also bring out the best in an organization – tougher times breed innovation. The department prides itself on a spirit of innovation and staff is offered the freedom to think, create and take risks.

Revenue Based Programs – While revenue based programs had sufficient enrollment to hold the class, some programs did not meet maximum enrollment as was the case in 2008. Therefore overall participation numbers showed a slight decrease when comparing the year 2008 to 2009. However, participation numbers were still up significantly when looking at a three year average.

Non-Revenue Based Programs - The year 2009 saw a number of initiatives that worked to save the public purse by offering low or no cost programs. Background checks, National Youth Sports Certification, Senior Luncheon, Train Shows and Special Olympic Competitions were included in the non-revenue based program numbers. Participation numbers rose by 499 participants which is a 13% increase in participation from last year.

Adult Leagues – As with the revenue based programs, adult leagues showed a slight decrease in participation in 2009. However with 1075 participants a 23.58% net income was achieved.

Partnerships – Parks and Recreation partnerships with the Youth Athletic Association and together they ensure that wholesome, healthy, and enjoyable recreation activities are available to literally thousands of youth in Fayette County. Parks and Recreation conducted 722 background checks for the coaches and board members. The National Youth Sports Coaching Certification is also offered by the Recreation Department.

Through a collaborative effort, the Parks and Recreation Department provides recreation services with the Fayette County Board of Education, Fayette County Court System, Fayette County Library, Fayette Senior Services, Fayette Emergency Services, NYSCA, and the Fayette County Marshal's Office.

Despite the economic climate of 2009, Fayette County Parks and Recreation is thriving and evidence supports the argument that sports and recreation can play an important role in increasing resilience as a community and personal level.

strength through community





# Recreation Facilities in Fayette County



## Lake Kedron

Peachtree Parkway  
7 Acres



## Kenwood Park

265 Hwy 279  
172 Acres

Basketball  
Tennis  
Sand Volleyball  
Multipurpose Field  
Trails/Paths  
Playground  
Pavilion  
Restrooms

Playground  
Fishing  
Boat/Dock Ramp



## Brooks Park

120 Railroad Ave  
17 Acres

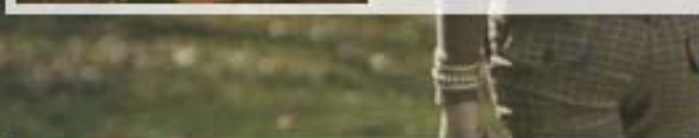


## Kiwanis Park

936 Redwine Road  
40 Acres

Playground  
Trails/Paths  
Pavilions  
Restrooms  
Baseball Complex  
Tennis Courts  
Outside Basketball Courts

Baseball  
Softball  
Walking Paths  
Pavilion  
Playground



## Starr's Mill

Highway 85 & 74



## McCurry Park

McDonough Road  
130 Acres

Softball  
Football  
Soccer  
Disc Golf  
Trails/Paths  
Pavilions  
Restrooms  
Walking/Running Track  
Ropes Course  
Playground

Fishing  
Picnic Tables



## Lake Horton

Antioch Road  
82 Acres

Walking Trails  
Tot Lot  
Fishing  
Boat Dock/Ramp  
Pavilions  
Restrooms

## Tax Assessors' Office

The Board of Tax Assessors primary responsibility is to appraise property at fair market value as of January 1 of each year to ensure that each property owner pays only his proportionate share of tax. The Tax Assessors Office successfully submitted and received approval of the 2009 Tax Digest from the Georgia Department of Revenue.

The Fayette Assessors have a staff of ten appraisers, one clerk and two part-time aides. The appraisers track ownership changes, parcel boundaries, zoning, use, building and property characteristics, tax exemptions, trends in sales prices, constructions costs, rents, incomes, expenses and personal property assets in order to appraise property each year. Real estate, furniture, fixtures, machinery, equipment, inventory, boats, aircraft, heavy duty equipment, golf carts, mobile homes and motor vehicles are appraised by staff. All county appraisal staff must successfully complete at least forty hours of approved appraisal courses during each two years of their tenure as an appraiser.

The Mapping/Cartography Department of the Assessors' Office is where the tax digest begins. The primary responsibility of the cartographer is to establish a property identification number (map parcel number). The map parcel numbers are then entered into the data base with all the necessary information for the appraisal department to locate the property and assess it according to its current market value. Aerial photography is vital since it allows the cartographer to draw a tract from the legal description stated in the deed and then overlay the drawing on the aerial photography to identify any existing structures. Staff has successfully maintained and updated all base layers of the GIS Tax Maps with ESRI software.

The Tax Assessors' staff is required to adhere to appraisal procedures established by the State of Georgia Department of Revenue. Much of the data gathered and used by the Assessors' staff is public and can be viewed through our website.

The Tax Assessors Office is also responsible for refunds of taxes; time and manner of filing claims and actions for refund. The appraisal staff has successfully remained current on all Re-Assessment and Refund requests for 2009.

strength through community





2009

strength through community



# Public Safety

Animal Control ▪ 911 Communications ▪ Fire & Emergency Services ▪ Marshal's Office



## Animal Control

Fayette County Animal Control stands as a functional department of the Fayette County Public Safety Division. The department is authorized by the State of Georgia and the Fayette County Commissioners to uphold and enforce laws pertaining to animals. These include Animal Cruelty, leash laws, and the quarantine of bite cases (both domestic & non-domestic). Animal control is also available 24/7 for emergencies involving animal bites, rabies suspects and animals that are causing a threat to public safety.

Our Field Service consists of four animal control officers that patrol and answer specific complaints throughout the County including Brooks, City of Fayetteville, Peachtree City, Tyrone and Woolsey. Services are dedicated to the promotion of healthy and safe relationships between the citizens of Fayette County, companion animals, and wildlife.

Animal control operates a state of the art animal shelter located on Highway 74 in Peachtree City. The facility is open to the public six days a week offering adoptions, quarantine and surrender of recently found stray animals. The shelter maintains a website, an online pet listing service and a call center for pet issues and wildlife problem referrals. Tours of the Animal Shelter are available to schools and other county youth organizations by appointment.

### 2009 Statistics

Field Investigations	3,252
911 call Outs	319
Adoptions	552
Reclaimed	313

strength through community



## E911 Communications

The Fayette County E911 Communications Department continues to be an integral unit of the Fayette County Public Safety Department. The E911 Center provides optimum communications for the Fayette County Fire & EMS Department, the Fayette County Sheriff's Office and the Fayette County Marshal's Office (all of which include the unincorporated areas of Fayette County: Brooks, Woolsey and Inman), the City of Peachtree City Fire & EMS Department, the City of Peachtree City Police Department, the City of Fayetteville Fire Department, the City of Fayetteville Police Department and the Town of Tyrone Police Department.

In addition, the Fayette County E911 Communications Center provides communications services for the following public services departments: the Fayette County Board of Education, the Fayette County Public Works Departments (Building and Grounds and Fleet Maintenance), the Fayette County Water System, the Peachtree City Public Works Department, the City of Fayetteville Senior Services organization, the City of Fayetteville Public Works Department and the Fayette County health resource teams: Emory Flight, Rescue Air, and Piedmont Fayette Hospital Emergency Room.

In the spring of 2009, the Atlanta Fox 5 News submitted open records requests to the Fayette County Public Safety E911 Center and 15 other county and city public safety departments located throughout the metro area. The Fox News Crew then produced a pair of special reports contrasting metro area emergency response times with the national standards. They also compared metro area departments with each other.

According to the Fox 5 reports, Fayette County emerged as the cream of the crop. Fayette's average 911 process time was 53 seconds, making Fayette County the only one of the 15 metro departments surveyed that averaged less than a minute per call. Public safety professionals measure dispatch time as the number of seconds it takes for a 911 communications officer to successfully process an emergency call and order out a first response unit. One minute is the National Fire Protection Association's standard.

The County completed the expansion of the E-911 Center adding an additional 2200 square feet of new space for dispatch, administration and training functions. The new addition effectively increased existing space by more than 60%. The space includes a dedicated training area to prepare new employees for the performance of their duties as communications officers. Tenured officers can access on line training offered by the state and federal public safety agencies making them more effective in serving the public's needs.

strength through community



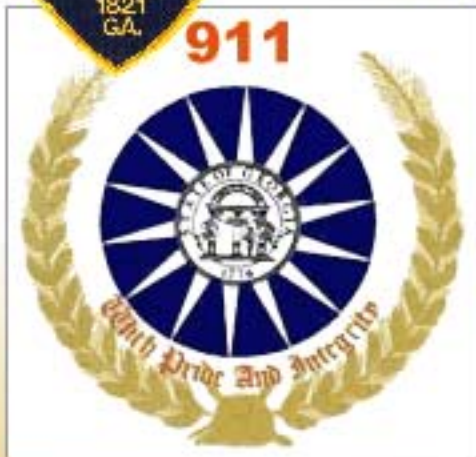


In 2009, the Fayette County E911 Communications Center received 382,777 contacts, which equates to an average of 31,898 contacts per month, which is an average of 1,048 contacts in twenty-four hours or 43.7 contacts per hour. These contacts included:

11,169	administrative telephone calls (to include alarm calls)
54,541	911 telephone calls
110,618	officer initiated calls
48,328	law enforcement calls dispatched
38,324	law enforcement pullovers
10,024	emergency services calls dispatched
2,773	fire calls dispatched



**911**



strength through community





## Fire Services

In 2009, the Department of Fire and Emergency Services responded to 7,284 calls for service. These calls included response in the areas of unincorporated Fayette County and the towns of Tyrone, Brooks, Woolsey and the City of Fayetteville (EMS Services). The Department averaged a response time to all emergencies of 5 minutes and 21 seconds. Total calls for service are summarized in six categories including 77.4% medically related calls, 6.6% were good intent calls, 5.5% were false alarms, 5.4% were service calls, 2.8% were fire related, 2.8% were hazardous calls. The total monetary fire loss for 2009 was \$2,744.170

The Department conducted 24,980 hours of fire related training during 2009. Emergency medical training totaled over 17,038 hours. In November 2009, the Department initiated a new web based continuing education program to supplement existing EMS topics. Since its inception the program has provided 776 individual EMS related modules of continuing education to members of the department for an additional 1,164 hours of training. Additional achievements in training were made by conducting specialized courses in the areas of trauma, pediatrics, stroke care, and advanced medical techniques in an effort to better prepare fire and EMS personal for a variety of medical emergencies.

## Emergency Management

During 2009 the Emergency Management division was busy leading the coordination of planning efforts for the H1N1 (swine flu) pandemic that was federally declared a national health emergency. This planning effort developed and organized the County's plans and response to the pandemic that included mass immunizations, physician and community education, volunteer and resource management, surveillance of community illness, conducting exercises and the vaccination of first responders throughout the county.

Also in 2009 there were sixty-four weather events for Fayette County which ranged from alerts for significant weather with heavy winds and rain, to tornado warnings and 3 flood warnings.

strength through community



## Marshal's Office

In 2009 the Marshal's Office handled over 23,000 officer activity service calls and trained 97 citizens/employees in Vehicle Safety Programs. The Defensive Driver's Course was offered during evening hours and on weekends to accommodate county employees who work odd hours and shifts and to eliminate overtime pay. The Marshal's Office sponsors and instructs the Georgia Hunter Safety Education course to the general public. Members of this department volunteer their personal time to instruct this course. 108 citizens attended this course in 2009.

The Marshal's office continued their successful monthly in-service training programs to ensure that every Deputy Marshal received the mandated hours of law enforcement training for certification maintenance. The Marshal's office now has in-house instructors for general instruction and firearms training.

The Marshal's Office personnel assisted or taught over 200 police cadets or certified officers through the State of Georgia Regional Police academies. This training consisted of the utilization of the International Property Maintenance Codes, local zoning ordinances and mandated and advanced criminology classes.

During the 2009 elections, the Marshal's Office provided security detail at all voting precincts thus saving the Registrar and Fayette County taxpayers the cost of hiring off duty security.

The newest County park, Kenwood Park, has been a very popular destination for citizens from all over the south metro area. By working closely with Fayette citizens, the Marshal's office has been able to ensure the park is a fun, safe place to be.

The Marshal's Office continues a close working relationship with other Fayette County departments and local jurisdictions inside and outside of Fayette County.

strength through community



2009

strength through community



# Public Works

Engineering ▪ Fleet Maintenance ▪ Grounds & Buildings Maintenance  
Roads ▪ S.P.L.O.S.T. Transportation Projects





# Public Works

The Division of Public Works is the umbrella organization that includes the Departments of Building and Grounds Maintenance, Engineering, Fleet Maintenance, and Roads. Public Works also implements the County's Transportation SPLOST program.

In 2009 Public Works continued to represent Fayette County at the Atlanta Regional Commission's Transportation Coordinating Committee. This committee provides technical advice to the Transportation & Air Quality Committee regarding transportation issues within the Atlanta metropolitan region. Coordination with the Atlanta Regional Commission ensures local projects are included in the region's Transportation Improvement Program (TIP) and that the County remains competitive in seeking State and Federal aid for transportation projects.

The Atlanta Regional Commission is also the primary funding source for the County's on-going Comprehensive Transportation Plan (CTP) – Fayette Forward. Although scheduled for completion and adoption by the Board of Commissioners in spring 2010, 2009 was the critical year for CTP development. Public Works hosted several workshops and public meeting to solicit input on the plan and worked with the consultant as candidate project were assessed and/or modeled. Once adopted, the CTP will serve as a resource for prioritizing and implementing future transportation projects in the County. CTPs are typically updated every five to seven years; the County's current CTP was completed in April 2003.



strength through community



# Engineering

The Engineering Department implements the County's SPLOST program, interprets and enforces several Articles within the County's Development Regulations, provides in-house design services, and oversees infrastructure design and construction within the County. Because of the inherent overlapping nature of many County projects, Engineering works closely with the Road and Stormwater Management Departments. Resources and skills are shared when possible to help with load-leveling and minimize costs to the County. Summarized below are the notable accomplishments for 2009.

- Worked on over 15 SPLOST-funded transportation projects. See the Transportation-SPLOST section of this report for additional information on these projects.
- Assisted with the comprehensive update of the County's Subdivision Regulations. This project was a cooperative effort of multiple County Departments and private-sector engineers, surveyors and developers. The revised regulations are expected to be approved by the Board of Commissioners in spring 2010.
- Developed several draft policies to guide work involving right-of-way and easement acquisitions.
- Completed a four-way stop warrant analysis for the intersection of Redwine Road, Quarters Road and Birkdale Drive (the criteria for a four-way stop were not satisfied).
- Prepared two conceptual landscape designs for the Georgia Department of Transportation GATEway Grant Program.
- Prepared and awarded an annual contract for Soil Erosion and Sedimentation Control Services on several Public Work projects.
- Worked with the Planning & Zoning Department and the Sheriff's Office to study a request from citizens to use golf carts on several roads within the unincorporated County.

strength through community



## Fleet Maintenance

Fleet Maintenance performs preventative maintenance and repair work on County vehicles, heavy equipment and hand-held tools. The Department also operates and maintains the County's fueling stations and emergency generators. Summarized below are the notable accomplishments for 2009.

- Provided a cost-effective preventative maintenance and repair program for County vehicles and equipment, including increase use of Fleet Maintenance by the Sheriff's Department.
- Began utilizing GovDeals.Com as an on-line source for disposal of surplus equipment. This system is proving to be more efficient and profitable than the traditional annual auction. GovDeals.Com is also being used to sell used tires to recycling/re-use companies instead of paying a fee to dispose of the tires.
- Continued an on-going effort to reduce maintenance cost through research and selection of parts and components that extend replacement and/or service intervals. Because of this effort preventative maintenance costs were reduced by 21 percent in 2009 as compared to 2008. Repair costs for off-road equipment were reduced by 14 percent during the same period.
- Repair costs for on-road vehicles increased by 6.2 percent in 2009. This was the result of several major component failures on high mileage vehicles.
- The number of repair orders increased by approximately 13 percent, from 2,606 in 2008 to 2,949 in 2009. Fleet staff remained the same during this time and the average cost of each repair dropped from approximately \$135 to \$124.

strength through community



# Buildings and Grounds Maintenance

The Fayette County Building and Grounds Maintenance Department has the responsibility to maintain the assets comprised of recreational grounds and buildings owned and operated by the Fayette County Board of Commissioners.

In 2009 the Building and Grounds Maintenance Department completed over 2,265 work orders. The significant increase in work orders, as compared to 2008's total of 1,350, is due to new tracking of inventory and small parts purchases. Many work orders are scheduled preventive maintenance items, such as changing filters in HVAC systems. Unscheduled work orders are issues or problems called in by County Departments. The scope of work orders range from repairing a leaky faucet to remodeling office space.

Listed below are some highlights of projects completed in 2009. As indicated in the list, Building and Grounds Maintenance works closely with the Parks and Recreation Department and various recreation-based organizations and associations within the County.

## *Brooks Park*

- ☐ Completed work on concession stand
- ☐ Added vent hood
- ☐ Installed equipment in rest room equipment
- ☐ Completed ADA ramp
- ☐ Constructed a new batting cage
- ☐ Placed new sod and hung wind screens on Fields 1 and 5

## *Kiwanis Park*

- ☐ Rebuilt two scorekeeper booths and began work on three more
- ☐ Transformed two baseball fields into all grass infields
- ☐ Reworked and installed sod on large portions of two baseball fields
- ☐ Installed new wind screens on field 8

## *McCurry Park*

- ☐ Completed refurbishment of McCurry Track
- ☐ Installed new sod in goal boxes and other problem areas at McCurry Soccer
- ☐ Repaired infields on Fields 3 and 5
- ☐ Continued to upgrade new wind screens on various fields
- ☐ Installed disk-golf concrete tee boxes.

strength through community





## *Purchasing*

- ☐ Delivered 696 cases of copy paper

## *Stonewall Avenue Complex*

- ☐ Remodeled offices with the Permits Department
- ☐ Remodeled WIC Office and Physical Health waiting room
- ☐ Repaired several sets of metal steps outside the building
- ☐ Consolidated gas meters with goal of lowering utility charges
- ☐ Fabricated and installed gas line covers
- ☐ Sealed top of computer equipment room for new A/C unit

## *Historic Courthouse*

- ☐ Assessed condition of hardwood trees around Courthouse and oversaw selective pruning/limbing
- ☐ Added new landscaping.

## *911 Call Center*

- ☐ Assisted with the remodeling and new construction at the 911 Center

## *Animal Shelter*

- ☐ Installed and wired new septic pump tank and drain fill line



strength through community



# Road Department

The Road Department maintains over 500 linear miles of right-of-way and an additional 50 miles of prescriptive easement/gravel roads. Typical maintenance activities include asphalt resurfacing, pothole repair, stormwater infrastructure repairs, erosion control, right-of-mowing, trash removal, gravel road scrapping, and traffic control sign placement and upkeep. This work is performed through a combination of in-house field crews and contractors.

2009 was a busy and challenging year due to a change in the Department Director position, lots of wet weather, and resources spread thin among two large construction projects. Nonetheless, there were significant accomplishments in several areas, as summarized below.

**Asphalt Resurfacing** – A total of 32.8 miles of county roads were resurfaced in 2009. The County paving crew resurfaced 20.1 miles and an additional 12.7 miles were paved as part of our Full Depth Reclamation projects (see description below).

**Asphalt Resurfacing with Full Depth Reclamation** – Ten roads within the County were rehabilitated using a rehabilitation process known as Full Depth Reclamation. This innovative process is often cost effective when an existing road has significant base failures. The reclamation process involves grinding-up and mixing existing asphalt and base with a specific amount of cement and water. The material is then spread and re-compacted. Once the cement-based material cures, it is paved with new asphalt. When used in the correct situations, the FDR process is faster and cheaper than traditional road reconstruction. The process is also environmentally sound as it re-uses material that is often otherwise sent to a landfill. The following County roads were improved via the FDR process:

- Alford Drive
- Banks Road
- Commerce Court
- Corinth Road
- Dogwood Trail
- Ellis Road
- Elsberry Lane
- Gingercake Road
- McElroy Road
- Redwine Road

strength through community



**West Fayetteville Bypass, Phase 1** – The Road Department supplied the majority of the labor and equipment for mass grading operations along this 1.6-mile stretch of new road. Final grading, storm sewer infrastructure, stone base and curb and gutter work is completed for most of the segment. Asphalt base was placed on approximately 40 percent of the project. Phase 1 is expected to be complete in 2010.

**Paving of Snead Road** – This is a Capital Improvement Project (CIP) for the two-mile segment of Snead Road between Chappell and Old Greenville roads. The project scope includes right-of-way acquisition, drainage improvements, corrections to horizontal and vertical curves, establishment of shoulders, installation of a stone base and asphalt paving. Clearing and grubbing was completed for the entire project. Final grading and application of asphalt binder was completed for 40 percent of the project. The project is scheduled for completion in 2010.

**Roadside Maintenance** – Maintenance crews performed routine drainage work on ditches and culverts and inmate details collected roadside trash. Mowing crews made three cuttings across the County Right-of-Way and (because of budget reductions at the Georgia Department of Transportation) a one-time mowing of the medians within the State Routes. The state route work was done as a safety measure to improve visibility.

**Traffic Control Signs and Pavement Marking** – The Sign Shop replaced 525 street name signs, 119 speed limit signs and 287 stop signs. New striping was provided on Clark Road, Coastline Road, Malone Road, Adams Road and Sun Road.

**Hauling** – The Departments trucks and contractors hauled over 31,000 tons of asphalt, 30,500 tons of stone/aggregate and significant quantities of cut/fill material within the work areas of the West Fayetteville Bypass and Snead Road projects.



strength through community





# Local Option Sales Tax (SPLOST)

Fayette County's Transportation SPLOST program is tasked with designing, permitting and constructing a variety of transportation projects in accordance with the voter-approved SPLOST resolution of November 2, 2004.

Revenue collected through this SPLOST is used exclusively for transportation projects in Fayette County. The majority of the SPLOST revenue (70 percent) is used to implement projects identified in the April 2003 [Fayette County Transportation Plan](#). This includes new road construction; bridge, intersection and street improvements; and streetscape projects. These were agreed upon by elected City and County officials as having value to the majority of citizens across the County and may span more than one jurisdiction.

The remaining 30 percent of the SPLOST revenue is distributed among the cities and unincorporated County based on population. Individual governments determined the projects to fund with this money.

## 2009 SPLOST Revenue

Authorization for the transportation SPLOST is derived from the voter-approved resolution passed on November 2, 2004. The resolution imposed a one percent special sales and use tax on all transactions made within the County. The tax began April 1, 2005 and will continue through March 31, 2010 or until \$115,857,267 is collected, whichever occurs first.

The following table summarizes SPLOST revenue collected in 2009. Please note that data presented in this report is based on the calendar year; most financial summaries provided by Fayette County are based on the fiscal year (i.e., July through the following June).

Months - 2009	County-Wide SPLOST Revenue
January	\$1,455,570
February	\$1,156,434
March	\$2,281,056
April	\$1,488,965
May	\$1,503,611
June	



July	\$1,765,125
August	\$1,428,284
September	\$1,465,119
October	\$1,584,914
November	\$1,765,891
December	
Total for 2009	

## 2009 SPLOST Expenditures

The following tables summarize SPLOST expenditures by Fayette County. The first table identifies county-wide projects funded by the 70 percent category. The second table lists Fayette County projects within the unincorporated portion of the County. These are funded by the County's portion of the 30-percent fund.

<b>County-Wide Projects (70%)</b>	<b>Prior Year Expenditures</b>	<b>CY 2009 Expenditures</b>	<b>Total Expenditures</b>
McIntosh Road Bridge over Flint River (B-6)	\$44	\$0	\$44
Gingercake Road at SR 92 (I-3)	\$17,000	\$86,610	\$103,610
Antioch Road at McBride Road (I-12)	\$0	\$15,239	\$15,239
Antioch Road at Goza Road (I-13)	\$0	\$15,359	\$15,359
SR 85 Connector at Brooks-Woolsey Road (I-14)	\$0	\$11,782	\$11,782
Hilo Road at SR 92 (I-20)	\$0	\$21	\$21
Jenkins Road at Sandy Creek Road (R-4)	\$0	\$810	\$810
Lee's Mill Road at Sandy Creek Road & Lake Road (R-4b)	\$0	\$792	\$792
Kenwood Road at New Hope Road (R-6)	\$0	\$897	\$897
East Fayetteville Bypass (R-8)	\$522,177	\$78,618	\$600,795
Jimmy Mayfield Widening (R-16)	\$119,288	\$2,505,286	\$2,624,574
West Fayetteville Bypass - Phase 1 (R-28)	\$1,738,724	\$2,426,389	\$4,165,113
West Fayetteville Bypass - Phase 2 (R-5)	\$63,330	\$221,315	\$284,645
West Fayetteville Bypass - Phase 3 (R-28B)	\$0	\$2,364	\$2,364

Redwine Road Multi-Use Path (S-7)	\$729,484	\$294	\$729,778
Advertising	\$172	\$147	\$319
General Administration	\$0	\$26,417	\$26,417
<b>TOTALS</b>	<b>\$3,190,218</b>	<b>\$5,392,338</b>	<b>\$8,582,556</b>

	Prior Year	CY 2009	Total
Unincorporated County Projects (30%)	Expenditures	Expenditures	Expenditures
Corinth Road at SR 85 (FC-1)	\$14,495	\$9,696	\$24,191
Corinth Road at SR 54 (FC-2)	\$5,925	\$117	\$6,042
Sandy Creek Road at SR 74 (FC-3)	\$15,815	\$99,804	\$115,619
Harp Road at SR 85 (FC-6)	\$6,525	\$232	\$6,757
Ebenezer Road at SR 54 (FC-9)	\$18,470	\$19,098	\$37,568
Inman Road/Goza Road at SR 92 (FC-15)	\$0	\$1,684	\$1,684
Asphalt Resurfacing (FC-16)	\$5,068,358	\$2,873,021	\$7,941,379
Advertising	\$74	\$63	\$137
General Administration	\$0	\$3,180	\$3,180
<b>TOTALS</b>	<b>\$5,129,662</b>	<b>\$3,006,894</b>	<b>\$8,136,556</b>

## Summary of Key SPLOST Activities in 2009

- *Jimmy Mayfield Boulevard* – Completed construction work on this 1.6-mile road widening project. Road improvements include widening from two to four lanes, the addition of turn lanes and sidewalks, landscaping and the installation of a traffic signal at Bradley Drive.
- *Road Rehabilitation* – Rehabilitated and resurfaced over 12 miles of roads within the County using the Full Depth Reclamation process. Due to the larger areas of deterioration, FDR was determined to be the most cost-effective and environmentally-friendly means of preparing these roads for resurfacing.
- *Intersection Improvement of Sandy Creek Road at SR 74* – This project added a right-turn lane for west bound traffic on Sandy Creek. The original design called for a traffic signal at the intersection but the traffic study did not warrant one. Construction work was completed in 2009.

strength through community





- Started design and environmental work for intersection improvements at:
  - Corinth Road at State Route 54 (FC-2);
  - Lees Mill Road at Sandy Creek Road (R-4b); and
  - South Jeff Davis at County Line Road (I-10).
- Started design and environmental work for the repair or replacement of the following bridges:
  - West McIntosh Road Bridge over the Flint River (B-6); and
  - Kenwood Road Bridge over Morning Creek (B-3).
- Completed design work and awarded a construction contract for the following intersection improvements; all work is scheduled for completion in 2010:
  - McBride Road and Antioch Road (I-12);
  - Goza Road and Antioch Road (I-13);
  - Brooks-Woolsey Road at Highway 85 Connector (I-14); and
  - Kenwood Road and New Hope Road (R-6a).
- Initiated construction work on the following intersection projects; all work is scheduled for completion in 2010:
  - Corinth Road at SR 85 (FC-1);
  - Ebenezer Road at SR 54 (FC-9); and
  - Gingercake Road at SR 92 (I-3).
- *West Fayetteville Bypass, Phase 1* – Phase 1 of the bypass runs north from Lester Road, near Cleveland Elementary, crosses SR 54 and connects with Sandy Creek Road north of the Hospital. The project is 1.6 miles long and includes a traffic signal at the SR 54 intersection. Final grading, storm sewer infrastructure, stone base and curb and gutter work is completed for most of the segment. Asphalt base was placed on approximately 40 percent of the project. Phase 1 is expected to be complete in 2010.
- *West Fayetteville Bypass, Phase 2* – Phase 2 of the bypass is 4.3 miles long and runs from the end of Phase 1 at Sandy Creek Road to SR 92 across from Westbridge Road. The project includes significant new road construction and several intersection improvements. After consideration of public input, preliminary environmental studies and various conceptual designs, a final alignment was developed and ultimately approved by the Board of Commissioners in June 2009. Permitting and design work commenced thereafter and continues into 2010.

*East Fayetteville Bypass* – This project will provide new road connectivity on the east side of Fayetteville. The road is approximately 6.2 miles long and runs from the existing intersection of County Line and South Jeff Davis to the existing intersection of Corinth Road and SR 85. Various studies, including traffic, ecology, archeology, history, air/noise, etc. were developed in 2009, with the ultimate goal of satisfying Federal National Environmental Policy Act (NEPA) requirements.

strength through community



2009

strength through community



# Utilities Services

Solid Waste ▪ Stormwater Management ▪ Water System





# Stormwater Management

The Fayette County Stormwater Management Department is charged to protect public health and safety and the environment by providing fair and consistent implementation of applicable County, State and Federal regulations. Stormwater Management strives to improve Fayette County through careful supervision of these concerns and analyzing the future impacts of current decisions.

The Stormwater Management Department designed a stormwater utility feasibility implementation plan detailing rate structures, costs of services, and different EOS/LOS policies. The department also designed and implemented a Stormwater Maintenance Work Order tracking system to be employed by both Stormwater Management and Public Works departments.

County (Geographic Information Systems) *GIS* capabilities continue to be enhanced through use of ARC GIS 9.2 software and deployment of free ARC READER software to all departments needing use of GIS mapping information. The Sheriff's office GIS information is used to facilitate their sex offenders web site including schools, day cares and church locations. A comprehensive GIS Map Book was compiled containing over 100+ maps of floodplain data, property locations, home values and aerial photography for the GEMA Pre-mitigation Disaster Plan 2010 submittal. The first county-wide GIS cemetery map was compiled using data from cemetery text books, clerk office records and site visits. Also generated was the first County-wide GIS subdivision map.

Stormwater Management staff digitally archived Customer Service Requests (CSRs) from 1999 to present for use with the County GIS. For each CSR this process entailed calculating and recording GPS coordinates; scanning into the MUNIS Tyler database and linking into the GIS system. This GIS CSR resource significantly increases Stormwater staff capabilities to identify and resolve reoccurring stormwater problems. Foundation Survey Checklist revisions require electronic form submittals for GIS integration.

Stormwater staff member became a Certified Flood Plain Manager (CFM). Results of Community Rating System audit conducted every five years changed Fayette County's CRS rating to a Class 6. This classification was achieved using GIS to demonstrate the County's enhanced buffer protection and documenting repetitive loss homes removal through the Pre-disaster Mitigation Grant. This certification entitles Fayette County residents to a 20 percent flood insurance premium savings.

Stormwater Management staff initiated intergovernmental agreements with Peachtree City and Coweta County to acquire future floodplain studies of Camp and Line Creeks within the unincorporated County at substantial savings. County-wide

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future floodplain studies are required in the Metropolitan North Georgia Watershed Management Plan.

Stormwater staff member received a qualifier trainer certification enabling him to conduct Subcontractor Awareness, Level 1A and Level 1B NPDES certification classes for land disturbance. Staff conducted two Subcontractor Awareness Level 1A Certification Seminars training approximately 50 county employees. This saved the County substantial training dollars and kept county employees in compliance with state requirements.

The Stormwater Department prepared and submitted to the Georgia Environmental Protection Division the County's 2009 NPDES Annual Report. The purpose of the report is to demonstrate and document compliance with the County's stormwater permit.

In support of reducing flood hazards and expansion of Brooks Park, Stormwater Staff submitted a Section 404 Nation Wide Permit to the US Army Corp of Engineers and applied for a buffer variance under DNR Rule 391-3-7.05(3)(h) in conjunction with the Nation Wide. The project consists of placing a culvert at the head waters of an intermittent stream, between two existing culverts.

Stormwater staff conducted NPDES permitting and inspections for both the West Fayetteville Bypass and Snead Road projects. This included conducting plan review, daily, weekly and monthly inspections and all stormwater monitoring needed for permit compliance. Designed Snead road stormwater piping system and assisted with surveying pipe system inverts.

Stormwater staff received notification that Fayette County was named a recipient of federal funds for a grant application for multi-use path improvements and expansion along Redwine Road and the Starrs Mill School complex. Thirteen of 60 grant applicants were selected and Fayette County received 20% of total funds awarded. This project is being designed and constructed by DOT subcontractors.



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## Water System

The drought was declared over in 2009. Currently the Water System has adequate water although Fayette County customers continue to use many of the conservation measures practiced during the drought. The Board of Commissioners approved continued participation in the toilet voucher program. 530 vouchers have been issued. Water System customers requested, and received, 92 complimentary water saver kits.

During the drought, the Governor required all water systems to reduce water usage by 10%. This requirement was enforced from November 2007 through December 2009. Because of the conservation of the Fayette County citizens, the Water System met this 10% reduction goal every month during this period.

The Water System's water production for the 2009 calendar year was the lowest since 1997 at 2,778,649,133 gallons. Water meter installations for 2009 totaled 101. Traditionally the Water System averages 70 installations per month.

The Water System implemented an additional payment option for Water System customers. Customers can now pay their water bills on-line with their credit and debit cards. This has reduced the number of monthly water cut-offs as well as the overflow of office visits.

In 2009 the Water System was able to have a Class 1 Water Plant Operator assigned to each shift at both Class 1 water plants. The Distribution Crew Leaders are state certified as Distribution Operators. The state requires that water systems have trained staff handling distribution repairs. Another requirement for construction work is having certified staff flagging traffic at construction sites. The Water System staff is certified and also helps with traffic control during downed power lines and trees.

The radio read system used by the Water System is being upgraded from the Badger Trace system to the Badger Orion system. Radio Read technology has had a positive impact on billing operations as the meters can be read more efficiently. A contractor installed the original system and staff will install the upgrade. Water System crews changed out 1,648 meters in 2009.

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DNR Safe Dams Program inspected and passed the maintenance at the Lake Horton and Lake Kedron dams. Under the Backflow by Containment Program, the transfer of responsibility to the Water System customers for the testing and repair of the backflow devices continues.

Fayette County received the permit to construct the dam for Lake McIntosh. Groundbreaking for the long-awaited construction of the Lake McIntosh Drinking Water Reservoir Project, a 650-acre reservoir to be located on Line Creek south of Highway 64 near Peachtree City, took place January 20, 2010.





# FINANCIAL REVIEW

## OF FISCAL YEAR 2009

### Financial Condition

In order to provide the users of this report a snapshot of Fayette County's financial condition as of June 30, 2009, several excerpts from the Comprehensive Annual Financial Report (CAFR) are included on the following pages. Specific information is presented from the Statement of Net Assets. A statement of net assets is similar to a "for profit" financial statement. This particular statement represents the total economic resources and includes assets which could not be easily converted to cash (such as buildings and infrastructure) to finance operations. Also included in the Statement of Net Assets are long-term obligations such as bonds payable with maturities of more than one year.

Another alternative measure of local governments is that of fund balance. An analysis is included in this report regarding the fund balance for the County's General Fund. The County's General fund is the primary operating fund. The detail of Reserved/Designated Fund Balance represents the difference between assets and liabilities on a current basis. The unreserved portion of fund balance is available and could be used to fund maintenance and operations. However, the Board of Commissioners has designated some of the available unreserved funds for specific purposes per adopted fiscal policies.

### Financial Highlights of FY 2009

- The assets of Fayette County Governmental Activities exceeded its liabilities at June 30, 2009 by \$184,985,288 (net assets). The assets of Fayette County's Business-type Activities exceeded its liabilities at June 30, 2009 by \$79,157,635 (net assets).
- The County's total governmental funds reported combined ending fund balances of \$116,462,944, an increase of \$8,983,487 in comparison with the prior year. This amount includes fund balances from the general fund, all special revenue funds, and all capital project funds. The County does not have a debt service fund.
- The debt of Fayette County decreased by \$1,345,000 during the current fiscal year.
- The capital lease debt decreased by \$791,126 for the current fiscal year.



- The certificates of participation decreased by \$1,018,797 for the current fiscal year.

The following chart provides a detailed analysis of the fund balance of the County General Fund.

## General Fund

### Detail of Reserved/Designated Fund Balance

*As of June 30, 2009*

#### **Reserved**

Encumbrances	\$ 36,269
Inventories	117,231
Prepaid Items	870,283

#### **Unreserved**

Designated for Working Capital	11,625,653
Designated for Emergencies	2,000,000
Designated for Future Expenditures	151,307
Designated for Capital Improvements	12,894,640
Undesignated	5,257,956

**Total Fund Balance** **\$ 32,953,339**

The County's General Fund – Fund Balance increased \$1,281,809 during fiscal year 2009 marking the sixth consecutive year where revenues, expenditures and other financing sources provided improved financial stability. Key factors in this growth are as follows:

- The County practices good management and adheres to sound budgetary procedures to control expenses. By doing so, resources are applied in accordance with established budgets. Application of solid budgetary procedures has allowed the management of the County to consistently keep budgets on target. Surplus funds are routinely used to finance one-time capital projects on a pay-as-you-go basis.

The management of Fayette County takes great pride in being good stewards of the local resources. By doing so, the citizens of our community are provided excellent government services consistent with the desire to maintain a high quality of life.

The financial information shown here is abbreviated and condensed from the GAAP financial statements shown in the CAFR. The information presented in this report does not include such items as management's discussion and analysis, budgetary comparisons, information on component units, basic financial statements, footnote disclosures and other information as required in the CAFR.

The statement of net assets as shown below is designed to show the financial position of the County Government as a whole at June 30, 2009. This statement is similar in nature to private sector reporting since capital assets and long-term liabilities are included. A statement of net assets is designed to give a true measure of the government's overall financial health.

The County's investment in capital assets, including land, buildings, machinery, and equipment, represents 60% of total assets. These assets are used to provide services to

citizens and are not available for future spending. As a matter of practice, other sources must be used to repay the debt relative to these assets.

The column labeled as primary governmental activities provides information regarding the financial position of the governmental activities of Fayette County as of June 30, 2009. Also, the column labeled as primary business-type activities provides information regarding the financial position on all proprietary activities for the water system and solid waste.

## **Fayette County Statement of Net Assets**

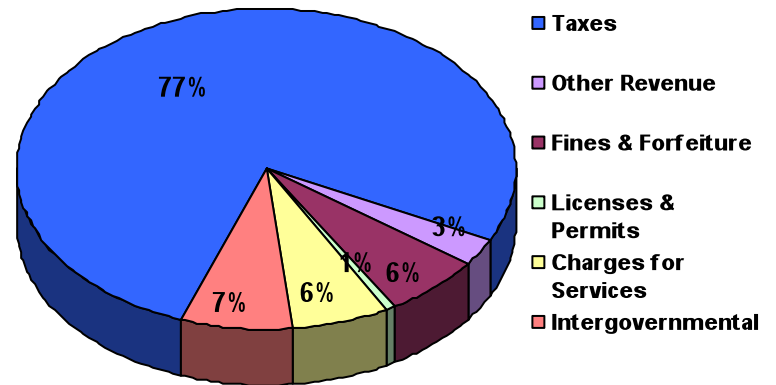
### **As of June 30, 2009**

	Primary Government		
	Governmental Activities	Business-Type Activities	Primary Government Total
<b>ASSETS</b>			
Unrestricted cash	\$ 55,462,735	\$ 2,878,961	\$ 58,341,696
Restricted cash	71,127,230	11,084,372	82,211,602
Taxes receivable, net	2,083,961	-	2,083,961
Other receivables	3,763,776	1,649,170	5,412,946
Inventory and prepaid expenses	1,042,063	620,470	1,662,533
Unamortized debt issue costs	210,548	305,899	516,447
Capital assets, non depreciable	9,070,983	14,966,136	24,037,119
Capital assets, net of accumulated depreciation	107,759,777	83,889,716	191,649,493
Construction in process	-	8,767,613	8,767,613
<b>TOTAL ASSETS</b>	<b>250,521,073</b>	<b>124,162,337</b>	<b>374,683,410</b>
<b>LIABILITIES</b>			
Accounts payable	2,885,445	1,087,895	3,973,340
Cash Overdraft	12,053	-	12,053
Salaries and benefits payable	1,391,800	113,171	1,504,971
Unearned revenues	1,497,307	118,600	1,615,907
Accrued interest	276,380	517,321	793,701
OPEB Liability	191,350	-	191,350
Current compensated absences	965,147	67,390	1,032,537
Current portion of long-term debt	2,301,050	2,357,955	4,659,005
Capital lease, net of current portion	2,786,133	-	2,786,133
Long-term compensated absences payable	1,252,917	46,074	1,298,991
Certificate of participation payable	3,981,203	-	3,981,203
Notes payable, net of current portion	-	6,100,796	6,100,796
Bonds payable, net of current portion	47,995,000	34,595,500	82,590,500
<b>TOTAL LIABILITIES</b>	<b>65,535,785</b>	<b>45,004,702</b>	<b>110,540,487</b>
<b>NET ASSETS</b>			
Invested in capital assets, net of related debt	63,748,577	64,569,214	128,317,791
Restricted for:			
Debt service	4,122,067	5,751,131	9,873,198
Renewal and extension	-	5,333,241	5,333,241
Capital improvements	67,262,797	-	67,262,797
Unrestricted	49,851,847	3,504,049	53,355,896
<b>TOTAL NET ASSETS</b>	<b>\$ 184,985,288</b>	<b>\$ 79,157,635</b>	<b>\$ 264,142,923</b>

# Governmental Revenues

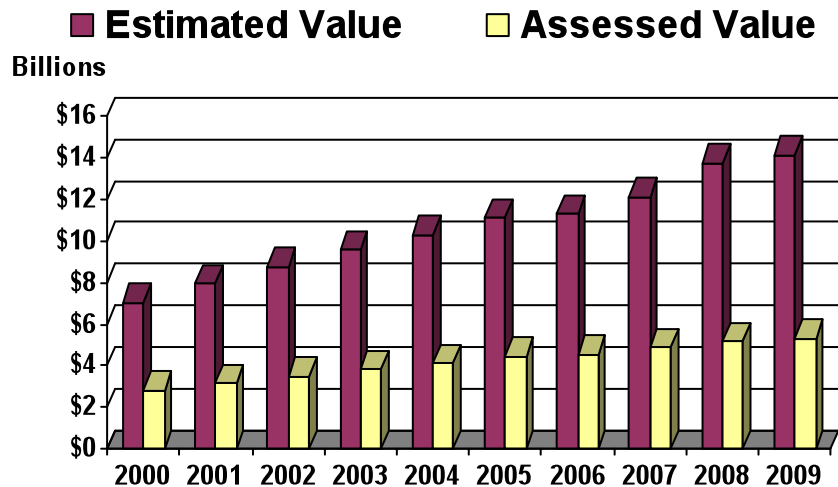
This chart contains the major revenue sources used to support the on-going day-to-day operations of the County Government. Revenues used to support the proprietary activities in the Water System and Solid Waste are not included in this chart.

*The largest single source of revenue was taxes with \$68,867,737 receipted during fiscal year 2009. This source included all categories of taxes such as real and personal property tax, as well as sales taxes.*



## Assessed Value & Estimated True Value of All Taxable Property Last Ten Fiscal Years

The estimated value of the property tax base has increased steadily over the last ten years. The assessed values are 40% of the estimated value and provides the base on which the property tax is applied. The following chart shows the county's growth.



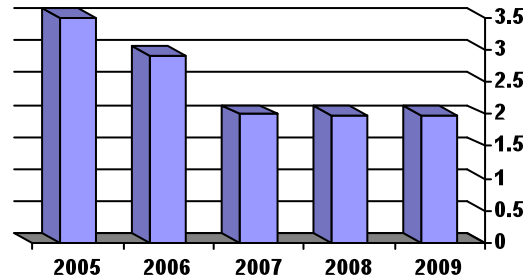
## Twelve Largest Taxpayers in 2008

<u>Owner Name</u>	<u>Nature of Business</u>	<u>2008 Assessed Valuation</u>
NCR Corporation	Industrial Manufacturing Plant	\$31,901,923
Inland Southeast Fayette I&II	Shopping Center	\$31,027,200
Inland Southeast Fayette III	Shopping Center	\$22,646,940
Coweta-Fayette EMC	Public Utility	\$19,571,691
Bellsouth Telecommunication	Telephone Utility	\$14,284,425
Matsushita Communication Corp	Industrial Manufacturing Plant	\$13,212,738
AMLI Residential Properties	Apartment Complex	\$12,683,400
Atlanta Gas Light Company	Natural Gas Utility	\$11,188,307
Hoshizaki America Inc	Industrial Manufacturing Plant	\$10,397,343
Georgia Power Company	Electric Utility	\$10,166,458
Summit Properties Partnership	Apartment Complex	\$9,865,200
Alcan Packaging-Atlanta	Industrial Manufacturing Plant	\$9,835,582

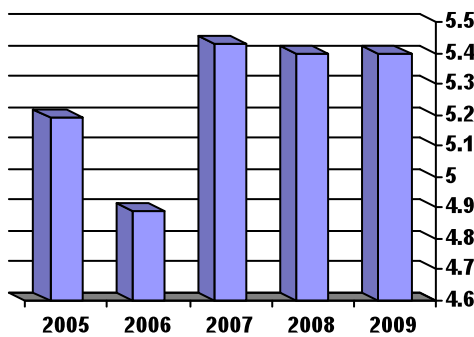
# Property Tax

During FY 2009, the Board of Commissioners adopted a combined tax rate of 7.939. This includes the rate for the General Fund at 5.400, the Fire Fund at 1.991, and the EMS Fund at .548. These rates remained identical to the prior year rates.

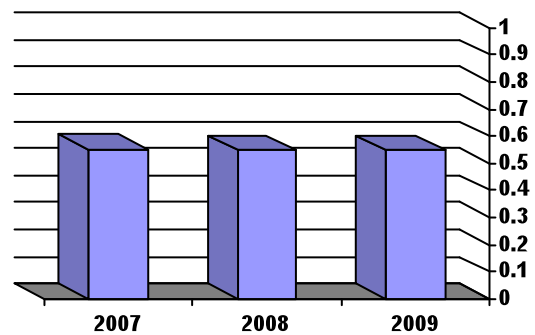
## Fire Fund



## General Fund



## EMS Fund



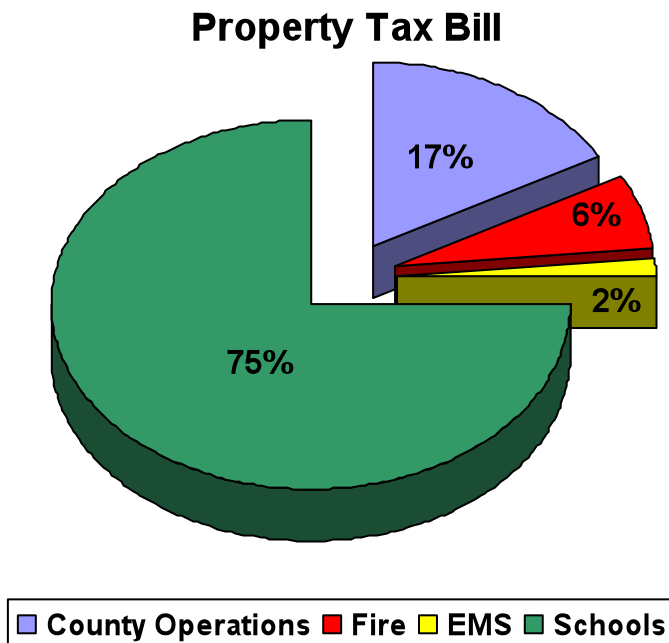
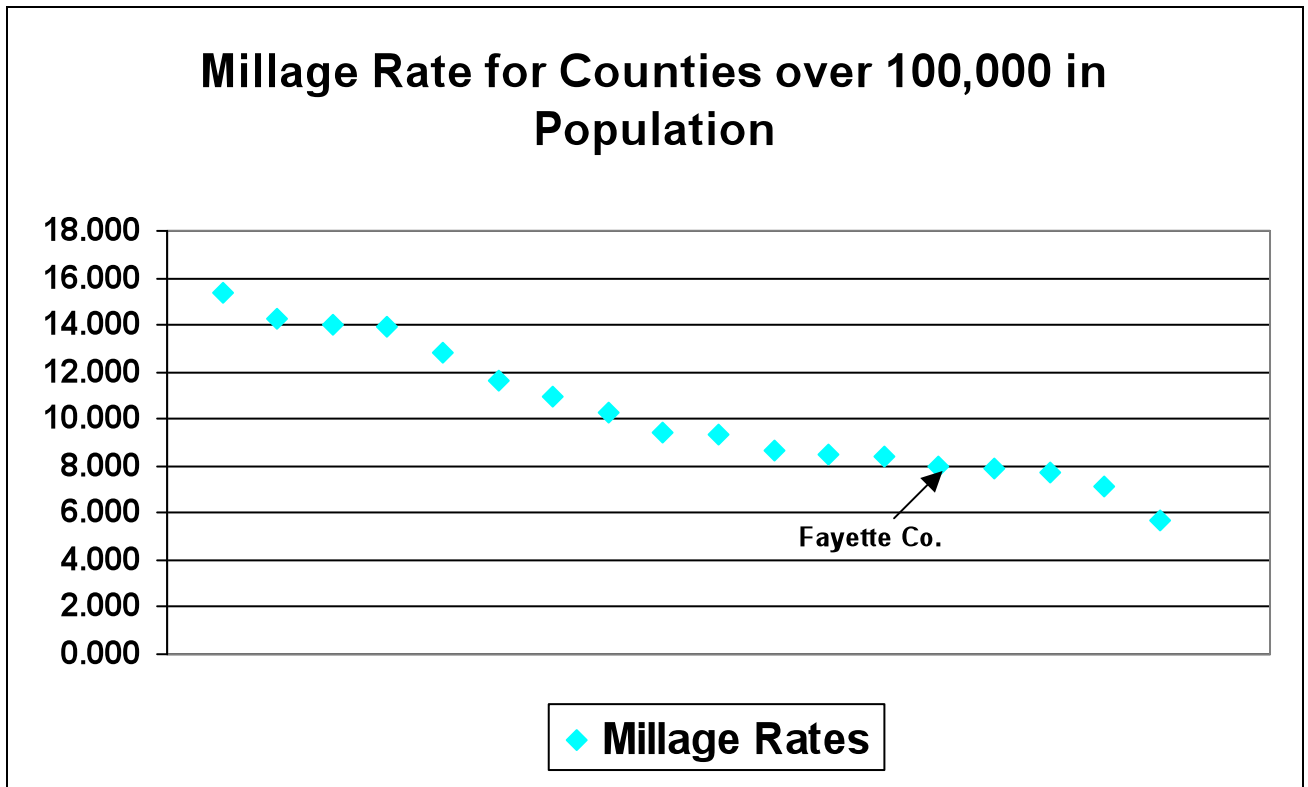
The property tax rate is often referred to as a millage rate. The millage rate for tax purposes is defined as \$1.00 for each thousand dollars of assessed value. The assessed value is calculated as 40 percent of the property's fair market value. The current Georgia Law requires the fair market value of property be determined on January 1 of each year. Before applying the millage rate, the assessed value is further reduced by any applicable property exemptions.

## Example of Tax Bill

Fair Market Value	\$200,000
Assessment Factor	40%
Assessed Value	\$ 80,000
Less: Local Homestead Exemption	(5,000)
Taxable Value	75,000
Mileage Rates on Taxable Value:	
General Fund	5.400
Credit State Tax Initiative	(43.20)
Net General Fund	\$361.80
Fire Fund	1.991
Credit State Tax Initiative	(15.93)
Net Fire Fund	\$133.40
EMS Fund	.548
Total Taxes Payable	\$536.30

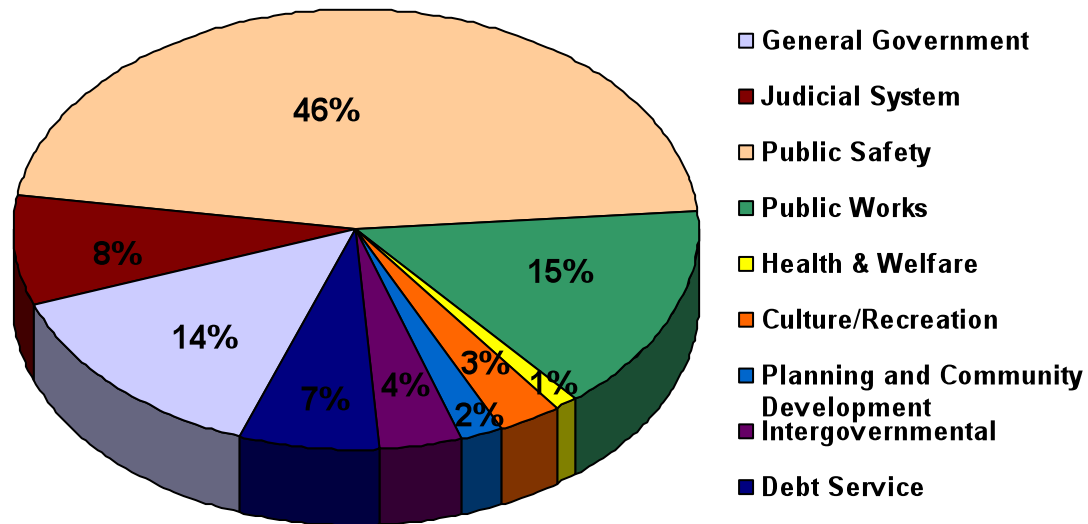


A picture of how Fayette County's millage rate compares can be seen when viewed with other counties of similar size. Compared with other counties with a population of 100,000 or greater, Fayette County has the fifth lowest millage rate.



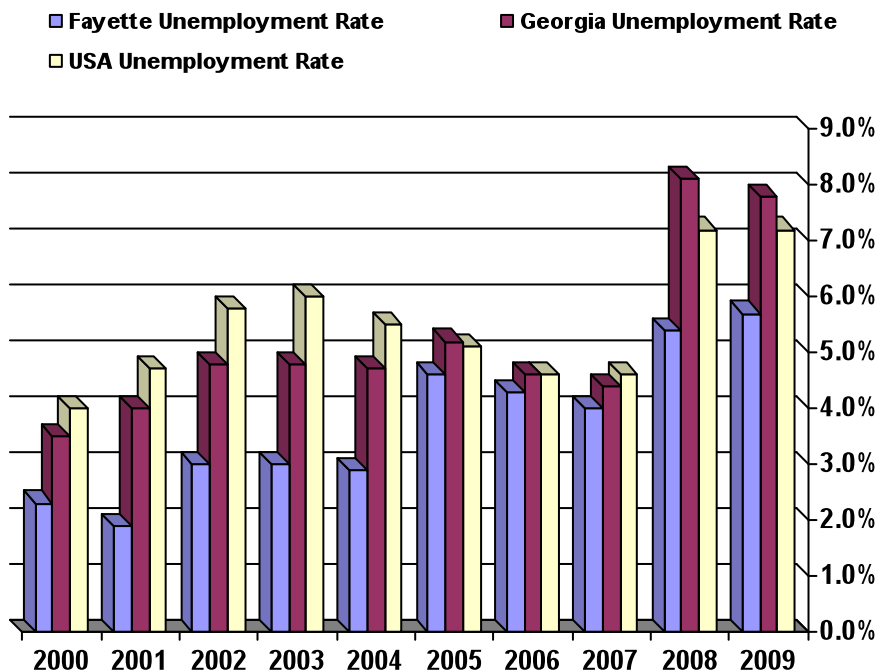
A property tax bill for the unincorporated area of the County contains four components. The largest component is attributable to the school system and is 75% of the overall property tax bill. The remaining property tax bill consists of 17 % for general county operations, 6% for fires services, and 2% for EMS services.

# Governmental Expenditures



The largest share of county resources are used to provide support to the public safety operations at 46% of total expenses. Among the services included in this component of expenditures are the Sheriff's Department, Fire and Emergency Services, E-911, Animal Control, Marshal, Public and Emergency Management, and the Coroner's office.

## Unemployment Rate Comparison<sup>1</sup>



<sup>1</sup> Source: Georgia DOL

The County has a highly skilled labor force that is very diverse and well trained. The superior quality of our workforce is supported by the following chart which compares the unemployment rates for Fayette County, the State of Georgia and the United States for the last ten years.

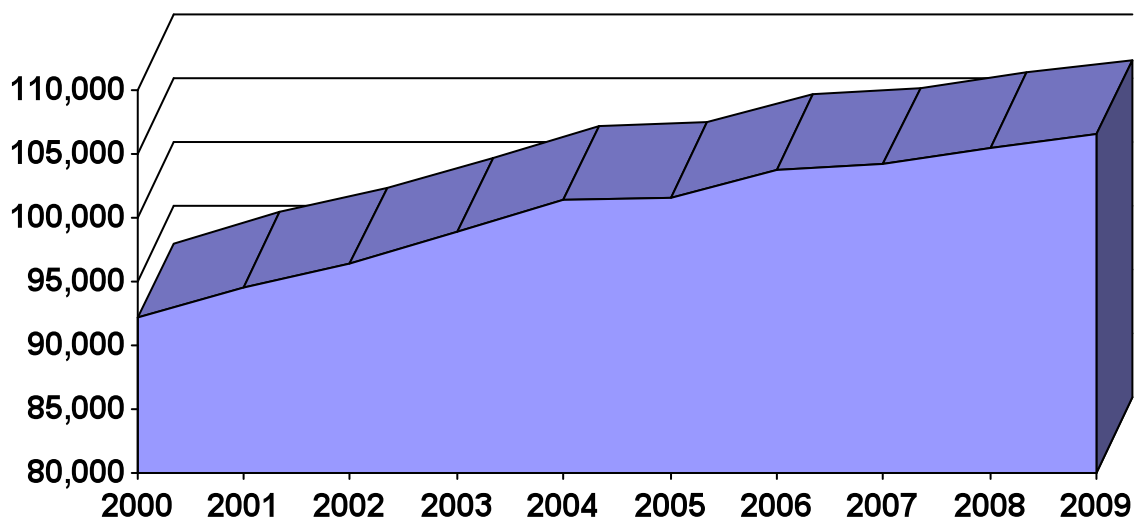
## Personnel-Positions

The growth in the number of County employees has mirrored that of the County's overall population. However, due to the recent downturn in the economy beginning in FY 2008 non-essential vacated positions were frozen. These positions were eliminated in the FY 2010 budget. For comparison purposes, the budgeted FY 2010 positions are included below.

Division	FY 2010	FY 2009	FY 2008	FY 2007	FY 2006
General Government	113	124	125	120	113
Judicial System	56	58	58	58	54
Public Safety	439	439	439	418	403
Public Works	53	51	50	49	47
Planning & Development	14	21	21	20	20
Culture & Recreation	18	19	19	18	17
Water System	62	63	62	62	62
Solid Waste Management	1	1	1	1	1
<b>Total County Employees</b>	<b>756</b>	<b>776</b>	<b>775</b>	<b>746</b>	<b>717</b>

## County Population

The County has become well known, not only regionally but nationally, as an ideal place in which to live and to work. The population growth is a further indication of the attractiveness of our County.



## Fayette County Government Contact Information

### **Administrative Complex      140 Stonewall Ave., Fayetteville, GA 30214**

Board of Assessors	770-305-5402	Fire & EMS	770-305-5414
Bldg Permits & Inspections	770-305-5403	Health Department	770-305-5416
Burn Permits	770-305-5468	IS Department	770-305-5406
County Administrator	770-305-5400	Marshal	770-305-5417
County Commissioners	770-305-5200	Occupational Tax Certificate	770-305-5413
Cooperative Extension UGA	770-305-5412	Personnel/Human Resources	770-305-5418
Elections & Voter Reg.	770-305-5408	Planning & Zoning	770-305-5421
Emergency Mgmt Agency	770-305-5414	Public Safety	770-305-5414
Environmental Health	770-305-5415	Purchasing	770-305-5420
Finance	770-305-5413	Stormwater Management	770-305-5410

### **Jail                                      145 Johnson Ave., Fayetteville, GA 30214                                      770-716-4720**

### **Justice Center                                      1 Center Drive, Fayetteville, GA 30214**

Clerk of the Courts	770-716-4290	Juvenile Court	770-716-4210
Real Estate	770-716-4291	Probate Court	770-716-4220
Traffic Division	770-716-4292	Magistrate Court	770-716-4230
Criminal Division	770-716-4293	Solicitor General	770-716-4260
Civil Division	770-716-4294	State Court Judge	770-716-4270
District Attorney	770-716-4250	Superior Court Judges	770-716-4280

### **Library                                      1821 Heritage Park Way, Fayetteville, GA 3021                                      770-461-8841**

### **Public Defenders' Office      175 Johnson Ave., Fayetteville, GA 30214                                      770-716-4340**

### **Sheriff's Office                                      155 Johnson Ave., Fayetteville, GA 30214                                      770-461-6353**

CID	770-716-4750	Crime Scene Unit	770-716-4760
Records	770-716-4790	Traffic	770-716-4820
Warrants	770-716-4770	Watch Office	770-716-4780

### **Other County Departments:**

911 Center – Office	110 Volunteer Way Fayetteville, GA 30214	770-461-4357
Animal Control	1262 Hwy 74 S, Peachtree City, GA 30269	770-631-7210
Bldg&Grounds Maintenance	146 McDonough Rd Fayetteville, GA 30214	770-461-3342
Engineering	115 McDonough Rd Fayetteville, GA 30214	770-461-3142
Parks & Recreation	980 Redwine Rd Fayetteville, GA 30214	770-716-4320
Public Works	115 McDonough Rd Fayetteville, GA 30214	770-461-3142
Tag & Vehicle Registration	140 Stonewall Ave West Fayetteville, GA 30214	770-461-3611
Tax Commissioner	140 Stonewall Ave West Fayetteville, GA 30214	770-461-3652
Water System	245 McDonough Rd Fayetteville, GA 30214	770-461-1146
Crosstown Water Plant	3500 TDK Blvd Peachtree City, GA 30269	770-487-3271
S. Fayette Water Plant	880 Antioch Road Fayetteville, GA 30214	770-460-4170